



State of Wisconsin
Department of Commerce
Division of Community Development

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

A CHDO is an official designation of selected private nonprofit housing development corporations that meet requirements set by the U.S. Department of Housing and Urban Development (HUD).

An organization which is designated as a CHDO can potentially qualify for special project funds, operating funds and technical assistance support associated with the state's HOME Investment Partnership Program (HOME). A CHDO must have in its charter, resolutions or by-laws, a statement that among its purposes is the development of decent housing that is affordable to low- and moderate-income persons.

A CHDO must be community-based and have significant representation of low-income community residents on the CHDOs board. The regulations requires at least one-third of the governing board's membership be low-income residents.

A CHDO may be created by a public body provided the nonprofit is not controlled by the public body. For this reason, a CHDO must have a governing body two-thirds of which are individuals who are acting in a private capacity.

In addition, a CHDO must meet the requirement to maintain accountability to low-income community residents. This may be done through involvement of local residents or neighborhood organizations in the development of the housing project; or a CHDO may solicit local resident input project-by-project; or in its general planning, project selection, and development activities.

A CHDO must have a demonstrated capacity for carrying out housing development in the geographic area that the organization serves.

A CHDO may be required to demonstrate a history of providing housing within its service area.

CHDOs can own, develop and sponsor housing development projects for low-income persons using HOME funds.

A CHDO is considered a developer if the CHDO has contractual authority to acquire, finance, rehabilitate and/or manage the project for the term of affordability and may or may not be the legal owner.

A CHDO is considered a sponsor if the CHDO assists another non-profit to own and manage a project.

A list of Division of Community Development designated CHDOs is attached. HOME entitlement communities such as Milwaukee and Madison may also designate CHDOs. A non-profit interested in being designated as a CHDO will need to submit required documents that will be used to verify legal status, organization structure, capacity and the relationship to for-profit entities.

DCD COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDOs)

<u>ORGANIZATION</u>	<u>CONTACT</u>	<u>PHONE & FAX NUMBER</u>
ADVOCAP, Inc. P.O. Box 1108 Fond du Lac, WI 54936-1108	Michael S. Bonertz Executive Director	T - (920) 922-7760 F - (920) 922-7214
Bayfield Home Trust, Inc. P.O. Box 1288 Bayfield, WI 54814	Arthur Ode, Jr. Director	T - (715) 779-9779
Bolton Refuge House, Inc. P.O. Box 482 Eau Claire, WI 54702	Gerald Wilkie Executive Director	T – (715) 834-0628
CAP Services, Inc. 5499 Hwy. 10 East Stevens Point, WI 54481-9116	Karl Pnazek President CEO	T - (715) 343-7509
Central Wisconsin CAC, Inc. P.O. Box 430 Wisconsin Dells, WI 53965	Fred Hebert Executive Director	T - (608) 254-8353 F - (608) 254-4327
Community Action Coalition for South Central Wisconsin, Inc. 1717 N. Stoughton Road Madison, WI 53704-2605	Greta C. Hansen Executive Director	T - (608) 246-4730 F - (608) 246-4760
Community Action, Inc. of Rock & Walworth Counties 2300 Kellogg Avenue Janesville, WI 53546-5999	Lisa Furseth Executive Director	T - (608) 755-2470 F - (608) 755-2681
Couleecap, Inc. 201 Melby St. Westby, WI 54667-1096	Grace Sierer Executive Director	T - (608) 634-7366 F - (608) 634-3134
Franciscan Ministries, Inc. 26W171 Roosevelt Road Wheaton, IL 60189	Susan M. Dillberg President CEO	T - (630) 784-2562
Housing Partnership of The Fox Cities, Inc. P.O. Box 5101 Appleton, WI 54913-5101	Katherine Kamp Executive Director	T - (920) 731-6644 F - (920) 731-7087
Indianhead CAA P.O. Box 40 Ladysmith, WI 54848-0040	Jerome Drahos Executive Director	T - (715) 532-5594 F - (715) 532-7808
Lakeshore CAP, Inc. 540 N. 8th Street Manitowoc, WI 54220-4042	Noel Ryder CEO	T - (920) 686-8705

ORGANIZATION**CONTACT****PHONE & FAX NUMBER**

Movin' Out, Inc.
600 Williamson St.
Madison, WI 53703

Diane Schobert
Executive Director

T - (608) 251-4446
F - (608) 251-1403

Mutual Housing Assn. of
Brown County, Inc.
201 W. Walnut Street
Green Bay, WI 54303

Judy Nagel
President

T - (920) 448-4540, Ext. 239
F - (920) 448-4578

NEWCAP, Inc.
1201 Main Street
Oconto, WI 54153-1541

Robert Koller
Executive Director

T - (920) 834-4621
F - (920) 834-4887

NHS of Beloit, Inc.
156 St. Lawrence Avenue
Beloit, WI 53511-6247

Debbe Kinsey
Executive Director

T - (608) 362-9051
F - (608) 362-7226

NHS of Richland County, Inc.
P.O. Box 631
Richland Center, WI 53581-0631

Terry Testolin
Executive Director

T - (608) 647-4949
F - (608) 647-8792

North Central CAP, Inc.
P.O. Box 1141
Wisconsin Rapids, WI 54495-1141

Ron Schnyder
Executive Director

T - (715) 424-2581
F - (715) 424-0771

Northwest Wisconsin CSA, Inc.
1118 Tower Avenue
Superior, WI 54880-1523

Richard Monson
Executive Director

T - (715) 392-5127
F - (715) 392-5511

Partners for Community
Development, Inc.
1407 S. 13th Street
Sheboygan, WI 53081

Lucio Fuentez
Executive Director

T - (920) 459-2780
F - (920) 459-2782

Project Home, Inc.
104 N. First Street
Madison, WI 53704

Denise Matyka
Executive Director

T - (608) 246-3737
F - (608) 246-3722

Renewal Unlimited, Inc.
2900 Red Fox Run
Portage, WI 53901

Suzanne Hoppe
Executive Director

T - (608) 742-5329
F - (608) 742-5481

Resident Empowerment and
Linkages, Inc. (REAL, Inc.)
20711 Watertown Road, Suite A
Waukesha, WI 53186

Bernardine Juno
President

T - (262) 549-8720
F - (262) 549-8730

Southeastern Wisconsin Housing
Programs, Inc.
P.O. Box 421
Burlington, WI 53104

Arturo Gonzales
Executive Director

T - (262) 763-7851

<u>ORGANIZATION</u>	<u>CONTACT</u>	<u>PHONE & FAX NUMBER</u>
Southwestern Wisconsin CAP, Inc. 149 N. Iowa Street Dodgeville, WI 53533-1589	Walter Orzechowski Executive Director	T - (608) 935-2326 F - (608) 935-2876
Wausau Area Hmong Mutual Association, Inc. 1109 Sixth Street Wausau, WI 54403	Peter Yang Chief Operating Officer	T - (715) 842-8390 F - (715) 842-9202
Wausau Area Housing Development Corp. P.O. Box 2137 Wausau, WI 54403	Terry Winchell President	T - (715) 847-4259
West Central WI CAA, Inc. 525 Second Street P.O. Box 308 Glenwood City, WI 54013	Peter Kilde Executive Director	T - (715) 265-4271 F - (715) 265-7031
Western Dairyland EOC, Inc. 23122 Whitehall Road P.O. Box 125 Independence, WI 54747-0125	James Schwartz Executive Director	T - (715) 985-2391 F - (715) 985-3239

For program information, contact:

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